

4.10 POPULATION AND HOUSING

This EIR section analyzes the potential for adverse impacts on population and housing resulting from implementation of the proposed project. The EIR analysis is limited to those socioeconomic issues that could result in a direct change of or upon the physical environment (CEQA Guidelines Section 15131). The Initial Study/Notice of Preparation (IS/NOP—Appendix A) identified the potential for impacts associated with the inducement of substantial population growth in the City of Huntington Beach. Because the project site is currently developed with commercial uses, implementation of the project would not displace any existing housing or people; therefore, this issue was scoped out from further analysis in the EIR. Data used to prepare this section were taken from the United States Bureau of the Census (American Community Survey), the California Department of Finance (DOF), the Southern California Association of Governments (SCAG), and the City of Huntington Beach Draft 2008–2014 Housing Element of the General Plan (Housing Element). Full bibliographic entries for all reference materials are provided in Section 4.10.5 (References) of this section.

4.10.1 Existing Conditions

The City of Huntington Beach, located in northwestern Orange County, is a beach community about 35 miles southeast of Los Angeles, immediately adjacent to the Pacific Ocean. The City consists of approximately 17,730 acres, or 27.7 square miles, and is nearly built out with a variety of land uses, including residential, commercial, industrial, institutional, public uses, and streets/highways.

The 3.8-acre project site is located in the northern part of the City of Huntington Beach, on the southeast corner of Center Avenue and Gothard Street. The site is currently developed with a shopping center known as the College Country Center. The shopping center contains approximately 60,000 square feet (sf) of commercial space located in four one-story retail buildings and one two-story office building.

■ Southern California Association of Governments (SCAG)

Population, housing, and employment data are available on a city, county, regional, and state level. This EIR uses data collected and provided at the city and county level, in an effort to focus the analysis specifically on the City of Huntington Beach. The population and household forecasts provided in Table 4.10-1 (SCAG Population and Households Forecast) for the City of Huntington Beach, Orange County (OCCOG Subregion), and SCAG region were prepared by SCAG in 2004.

■ Population

According to the DOF, in 2008 the City of Huntington Beach had a population of approximately 201,993. The population data provided by the DOF are computed and updated annually and are therefore considered more reflective of current conditions than the population projections contained in the 2004 SCAG RTP Update. For this reason, DOF data will be used in this analysis to provide existing conditions, where it is available.

Table 4.10-1 SCAG Population and Households Forecast

	2005	2010	2015	2020	2025	2030
Huntington Beach						
Population	204,297	212,893	216,565	219,601	222,457	223,992
Households	75,332	77,825	78,268	78,842	79,385	79,647
Orange County (OCCOG Region)						
Population	3,103,377	3,291,628	3,369,745	3,433,609	3,494,394	3,552,742
Households	978,423	1,034,027	1,046,473	1,063,976	1,081,421	1,098,474
SCAG Region						
Population	18,117,604	19,208,661	20,191,117	21,137,519	22,035,416	22,890,797
Households	5,673,585	6,072,578	6,463,402	6,865,355	7,263,519	7,660,107
SOURCE: SCAG 2004, Growth Forecast						

The 2008 population represents a 0.3 percent increase over the 2007 population of approximately 201,315. Table 4.10-2 (Population Growth: City of Huntington Beach (2000–2008)) shows the population growth in the City since 2000, using data derived from the DOF reflecting US census sources and current growth projections. As identified, the City's population growth rate has steadily declined since 2000, with annual growth in 2008 representing only a fraction of what it was in 2000.

Table 4.10-2 Population Growth: City of Huntington Beach (2000–2008)

<i>Year</i>	<i>Population</i>	<i>Average Annual Growth (persons/year)</i>
2000	189,627	—
2001	192,412	2,785
2002	194,781	2,369
2003	197,087	2,306
2004	198,831	1,744
2005	199,896	1,065
2006	200,608	712
2007	201,315	707
2008	201,993	678

SOURCE: State of California, Department of Finance, E-4 Population Estimates for Cities, Counties and the State, 2001-2008, with 2000 Benchmark. Sacramento, California, May 2008.

The City's 2008 DOF estimated population of 201,993 represents approximately 6.47 percent of Orange County's total population (3,121,251).²³ Huntington Beach is Orange County's fourth most populated city, following Santa Ana, Anaheim, and Irvine, respectively.

²³ State of California, Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change—January 1, 2007 and 2008. Sacramento, California, May 2008.

■ Households

A household is defined by the DOF and the US Census as a group of people who occupy a housing unit. The number of households in a given area differs from the number of dwelling units because the number of dwelling units counted includes both occupied and vacant units. The variance between household number and housing unit number also reflects population segments living in group quarters such as board and care facilities and those who are homeless.

Household Size

Small households (1 to 2 persons per household [pph]) traditionally reside in units with 0 to 2 bedrooms; family households (3 to 4 pph) normally reside in units with 3 to 4 bedrooms. Large households (5 or more pph) ordinarily reside in units with 4 or more bedrooms. In reality, the relationship between household size and the size of dwelling unit may also be influenced by cultural and individual preference or by economic considerations, including a substantial variance between the cost of housing and household income. Many small households with high incomes reside in larger units, and some large households live in small units for economic reasons.

Table 4.10-3 (Households in Huntington Beach and Orange County (2000–2008)) compares the number of households in the City of Huntington Beach and Orange County for the period 2000–2008. The average household size in the City of Huntington Beach increased slightly from 2.56 pph in 2000 to 2.65 pph in 2008.

Table 4.10-3 Households in Huntington Beach and Orange County (2000–2008)		
<i>Area</i>	<i>2000</i>	<i>2008</i>
Total Households		
Huntington Beach	73,674	75,940
Orange County	935,287	995,989
Average Household Size (persons per household)		
Huntington Beach	2.56	2.65
Orange County	3.00	3.09
SOURCE: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2008, with 2000 Benchmark. Sacramento, California, May 2008.		
Household figures represent occupied house units.		

The average household size of 2.65 represents all occupied housing units in the City, including owner- and renter-occupied units. Because the proposed residential units in The Ripcurl project would only be renter-occupied, a greater effort was made to refine the pph data used in this analysis. The most recent available data specifying renter-occupied household data in the City comes from the 2006 American Community Survey through the US Census Bureau.

Table 4.10-4 (Renter-Occupied Households in Huntington Beach and Orange County [2000-2006]) compares the number of renter-occupied households in the City of Huntington Beach and Orange

County for the period 2000-2006.²⁴ The average renter-occupied household size in the City of Huntington Beach decreased slightly from 2.54 pph in 2000 to 2.41 pph in 2006. As the proposed project would consist of rental housing, the average renter-occupied household size of 2.41 persons is used for projections in this EIR.

Table 4.10-4 Renter-Occupied Households in Huntington Beach and Orange County (2000–2006)

<i>Area</i>	<i>2000</i>	<i>2006</i>
Total Households		
Huntington Beach	28,999	27,456
Orange County	360,831	365,593
Average Household Size (persons per household)		
Huntington Beach	2.54	2.41
Orange County	3.05	3.00

SOURCE: U.S. Census Bureau 2000, American Community Survey 2006

Household figures represent occupied house units.

Housing

The total housing stock for 2000 and 2008 is shown in Table 4.10-5 (Total Housing Units: City of Huntington Beach [2000–2008] Defined by Units per Structure). There was an increase of 2,328 units between 2000 and 2008. Of the 78,007 housing units in 2008, approximately 2,067 units (2.65 percent) are vacant.

Table 4.10-5 Total Housing Units: City of Huntington Beach (2000–2008) Defined by Units per Structure

Year	Housing Type				Total Number of Units	Occupied Units
	Single-Family	Multifamily		Mobile Homes/Other		
		2 to 4 units	5+ units			
2000	46,409	9,666	16,463	3,141	75,679	73,674
2008	48,048	9,894	16,924	3,141	78,007	75,940

SOURCE: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2008, with 2000 Benchmark. Sacramento, California, May 2008.

The 2008 percentage breakdown for housing by type as derived from Table 4.10-5 is as follows:

- 61.6 percent single-family
- 12.7 percent multifamily (2 to 4 units)
- 21.7 percent multifamily (5+ units)
- 4.0 percent mobile homes/other

²⁴ The most recent data available is from the 2006 American Community Survey.

Vacancy Rates

The vacancy rates and affordability of the housing stock are also key elements in the balance between supply and demand in the City's housing market. High vacancy rates usually indicate low demand and/or high prices in the housing market or significant mismatches between the desired and available types of housing. Conversely, low vacancy rates usually indicate high demand and/or low prices in the housing market. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market and economy. Vacancy rates, which indicate a "market balance" (i.e., a reasonable level of vacancy to avoid local housing shortages, and appropriate price competition and consumer choice), generally range from 1 percent to 3 percent for single-family units, and from 3 percent to 5 percent for multifamily units. The City's overall vacancy rate remained the same between 2000 and 2008, at 2.65 percent.²⁵

Growth Trends

A city's housing market is driven by supply and demand and can be influenced by population growth, income, housing cost, and housing locations. However, age distribution is a key market characteristic because housing demand within the market is influenced by the housing preference of certain age groups. For example, due to limited income, the majority of the young adult population (20 to 34 years old) tends to occupy apartments, low- to moderate-cost condominiums, and smaller single-family units. In addition, the 35- to 65-year-old group provides the market for moderate to high-cost apartments and condominiums and larger single-family units because, on average, people of this age group have higher incomes and larger household sizes. Housing demand for the elderly population (65 years of age and up) is similar to young adults but can also include group quarters as housing options. Similar to the data associated with renter-occupied units, the most recent available data providing the age distribution of Huntington Beach residents comes from the 2006 American Community Survey through the US Census Bureau. Table 4.10-6 (City of Huntington Beach Age Distribution in 2006) provides the most current age distribution information available for the City of Huntington Beach.

Table 4.10-6 City of Huntington Beach Age Distribution in 2006

<i>Age Group/Year</i>	<i>Population</i>	<i>% of Total</i>
Preschool (0 to 4)	11,838	6.32%
School (5 to 19)	32,701	17.45%
Young Adults (20 to 24)	9,935	5.30%
Prime Working (25 to 54)	86,293	46.05%
Retirement (55 to 64)	23,060	12.30%
Seniors (65+)	23,580	12.58%
Total	187,407	100%

SOURCE: U.S. Census Bureau, American Community Survey, 2006

Percent of Total figure exceeds 100 percent due to rounding.

²⁵ State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2008, with 2000 Benchmark. Sacramento, California, May 2008.

■ Housing Needs Assessment

California's Housing Element Law requires that each city and county, when preparing its state-mandated Housing Element of a General Plan, must develop local housing programs designed to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for those households who might reasonably be expected to reside within the jurisdiction, particularly lower-income households, in order to provide a variety and choice of housing accommodations appropriate to their needs.

In the six-county Southern California region, the agency responsible for assigning these fair share targets to each jurisdiction is SCAG. As part of the Regional Housing Needs Assessment (RHNA), SCAG determines the five-year housing growth needs for municipalities within its jurisdiction, which includes the City of Huntington Beach. In Orange County, the Orange County Council of Governments (OCCOG) was delegated responsibility for developing the RHNA in coordination with the cities and the County. The Regional Housing Needs Assessment provides recommendations and guidelines to identify housing needs within cities. It does not impose requirements as to housing development in cities.

The RHNA adopted by OCCOG and SCAG has identified a 2006–2014 future housing need for Huntington Beach of 2,092 units. Table 4.10-7 (RHNA Needs by Income Category for Huntington Beach) shows the 2006 RHNA allocation for the City of Huntington Beach.

Table 4.10-7 RHNA Needs by Income Category for Huntington Beach	
<i>Income Category</i>	<i>RHNA-Identified Need</i>
Very Low	454
Low	369
Moderate	414
Upper	855
<i>Total</i>	<i>2,092</i>
SOURCE: SCAG 2007, RHNA	

Total "construction need" for RHNA numbers is comprised of three components: (1) the number of housing units needed to accommodate future household growth; (2) an additional allowance for vacant units to ensure a healthy housing market; and (3) a further additional allowance to account for units that will be demolished, converted to non-housing uses or otherwise removed from the housing stock. The calculation of each component is based on a combination of the method used to calculate statewide housing need and past SCAG practice in preparing the RHNA.

The construction need totals cover the period of 2006 to 2014, though the City's Housing Element planning period is from 2008 to 2014. Thus, the RHNA construction need numbers that are used as a planning target in the City's Housing Element Update may be reduced by new units produced since January 1, 2006. According to the Draft 2008–2014 Housing Element, the City issued a total of

174 building permits between January 1, 2006, and October 31, 2007. Thus, for the planning period covered in the Housing Element, the City was left with a remaining RHNA of 1,918 units out of the original projected 2,092 units.

Potential Future Housing Development

Table 4.10-8 (Comparison of Regional Growth Need and Residential Sites by Income Group) compares Huntington Beach's remaining RHNA of 1,918 units with the City's residential sites inventory, which provides for a total of 2,805 new units, and an additional 185 existing units to be provided through committed assistance. This unit potential is derived from the following:

- 247 units on vacant residential sites
- 736 units in projects with entitlements - The Villas, Pacific City, Blue Canvas
- 1,715 units in Beach/Edinger Corridor Specific Plan (identified on Table 3-4 [Cumulative Projects])
- 107 units on surplus school sites
- 185 units through committed assistance for preservation of at-risk housing

Table 4.10-8 Comparison of Regional Growth Need and Residential Sites by Income Group					
<i>Income Group</i>	<i>Total RHNA</i>	<i>Units Issued Building Permits (January 2006 (through October 2007)</i>	<i>Remaining RHNA</i>	<i>Minimum Density Guidelines</i>	<i>Site Inventory Feasible Units Capacity</i>
Very Low	454	0	454	≥30 units/acre	958
Low	369	3	366		
Moderate	414	11	403	≥12 units/acre	321
Above Moderate	855	160	695	<12 units/acre	1,711
Total	2,092	174	1,918		2,990

SOURCE: City of Huntington Beach Draft 2008-2014 Housing Element

Affordable Housing

A key issue facing the City is the affordability of housing to its citizens. Data from the California Association of Realtors (CAR) indicate that the median sales price of a home in Huntington Beach for March 2008 was \$549,000 compared to Orange County at \$510,000. Median home prices in the City declined approximately 18.7 percent compared to March 2007. Average monthly rent in the City is approximately \$1,439.²⁶

The median housing unit value in Orange County is one of the highest in the state of California. By targeting programs and monetary assistance towards households with the greatest need, the City can achieve the goal of assuring the availability of adequate housing for all social and economic segments of Huntington Beach's present and future population. The City has access to a variety of local, state, federal, and private resources that can be used to support or fund affordable housing activities. The three most significant funding sources used in Huntington Beach are (1) Community Development Block Grants

(CDBG); (2) the HOME Investment Partnership Program (HOME); and (3) Redevelopment Set Asides. As for the CDBG funds, the City receives an annual CDBG entitlement of approximately \$1.8 million from the federal Department of Housing and Urban Development (HUD) for a variety of community development and housing activities primarily benefiting lower income households. The HOME Program is a federal program intended to expand and preserve the affordable housing supply for very low- and low-income households. Under this program, the City receives an annual entitlement of approximately \$600,000 from HUD, which can be used towards housing rehabilitation, acquisition, new construction, rental assistance, and assistance for first-time homebuyers.

For qualified lower-income residents, there are a limited number of affordable housing programs in the City of Huntington Beach. Each program has different application process and eligibility criteria as described below. The Orange County Housing Authority administers the federal Section 8 housing assistance program in Huntington Beach. Participating Section 8 households receive a direct rent subsidy from the Housing Authority. In addition, there is currently one apartment project (Huntington Villa Yorba Apartments) in Huntington Beach that is subsidized directly by HUD to provide affordable housing for lower income households. There are also five apartment buildings in Huntington Beach that have agreements with the City to provide housing for lower-income households. Each has its own application and may have a waiting list. The City of Huntington Beach and the Huntington Beach Redevelopment Agency have partnerships with many local property owners to provide additional affordable rental housing for lower-income households. Each property is owned and managed by the owner, not by the City, and each has its own eligibility requirements and application process.²⁷

4.10.2 Regulatory Framework

■ Federal and State

There are no federal or state regulations related to population and housing that apply to the proposed project.

■ Regional

Southern California Association of Governments

The Southern California Association of Governments determines regional housing needs and the share of the regional needs to be addressed by Orange County. SCAG is a Joint Powers Agency and is the designated Council of Governments (COG), Regional Transportation Planning Agency (RTPA), and Metropolitan Planning Organization (MPO) for the six-county region of Orange, Los Angeles, Ventura, San Bernardino, Riverside, and Imperial counties.

²⁶ Based on latest available data from RealFacts Survey via Orange County Register, April 19, 2007.

²⁷ City of Huntington Beach website: http://www.ci.huntington-beach.ca.us/Residents/housing/rental_housing.cfm, accessed May 21, 2008.

SCAG's Regional Comprehensive Plan and Guide (RCPG) and RHNA are tools for coordinating regional planning and housing development strategies in southern California. State Housing Law mandates that local governments, through COGs, identify existing and future housing needs in a RHNA. The RHNA provides recommendations and guidelines to identify housing needs within cities. It does not impose requirements as to housing development in cities. In Orange County, the OCCOG was delegated by SCAG with the responsibility for developing the RHNA in coordination with other cities and unincorporated areas in the County. All 34 cities in Orange County are currently members of the OCCOG.

■ Local

General Plan Housing Element

The Draft 2008-2014 Housing Element provides an examination of the City's housing problems and needs, the opportunities and constraints related to addressing these needs, and formulates policies to address these needs. The Housing Element further addresses housing construction needs to accommodate the City's share of regional growth for the period 2006–2014, including the improvement and provision of affordable housing. Goals and policies listed in the Housing Element of the General Plan and potentially relevant to the proposed project are presented below.

- | | |
|-------------------|---|
| Goal 2 | Provide adequate housing sites to accommodate regional housing needs. |
| Policy 2.2 | Facilitate the development of mixed-use projects in appropriate commercial areas, including stand-alone residential development (horizontal mixed-use) and housing above ground floor commercial uses (vertical mixed-use). Establish mixed use zoning regulations. |
| Goal 3 | Assist in development of affordable housing. |
| Policy 3.1 | Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community. |
| Goal 5 | Provide equal housing opportunity. |
| Policy 5.2 | Continue to financially support the provision of fair housing services and tenant/landlord mediation to City residents. |

Consistency Analysis

The project site currently has a zoning designation of General Commercial, consistent with the General Plan. Residential uses are not currently permitted, with the exception of some group residential quarters. Since the General Plan and Zoning Code do not currently allow residential uses at this location, implementation of the proposed project would require a General Plan Amendment (GPA) to allow mixed-uses on the site and establish the allowable residential density and FAR. Currently, the General Plan has a Mixed Use-Vertical Integration category but it limits maximum density to 30 units per acre with a 3.0 FAR. The Applicant is proposing up to 130 units per acre and requests the creation of a new

land use designation, “mixed use-transit center”. In addition, a Zoning Map Amendment (ZMA) and Zoning Text Amendment (ZTA) would be required to establish the “Transit Center High Density Mixed Use District” zoning and associated development standards for the project site.

The proposed project consists of 440 multi-family residential units. As discussed below, the City’s Zoning Code requires that the project provide a minimum of 10 percent, or 44 units, of the total development as affordable housing, either on- or off-site. Some affordable units could be integrated with the market rate units on site while others could be directly subsidized off site. In both cases, the Applicant would work with City staff to deliver specific rent-restricted units to the market, rather than pay into a fund with no specific units specified. With the affordable housing component, the project would contribute to the City meeting its RHNA allocation. Consequently, the proposed project would not conflict with any of the applicable General Plan policies.

City of Huntington Beach Zoning Code

Affordable Housing

The City’s Affordable Housing regulations (Title 23, Chapter 230, Section 230.26) implement the goals and policies of the City’s Housing Element. They are intended to encourage very low-, low-, and median-income housing that is integrated, compatible with and complements adjacent uses, and is located in close proximity to public and commercial uses. These regulations are used by the City to meet its commitment to provide housing that is affordable to all economic sectors, and to meet its regional fair-share requirements for construction of affordable housing.

New residential projects containing three or more units are required to provide a minimum of 10 percent of total units as affordable housing, either on- or off-site. Rental units included in a project shall be made available to very low- or low-income households and for-sale units included in the project shall be made available to very low-, low-, or median-income level households. The eligibility of households for the affordable units is based on the Orange County Median Income, adjusted for appropriate family size, as published by the HUD or established by California, pursuant to Health and Safety Code Section 50093, or a successor statute.

4.10.3 Project Impacts and Mitigation

■ Analytic Method

This analysis considers population and household growth that would occur with implementation of the proposed project and whether this growth is within local or regional forecasts, and whether it can be considered substantial with respect to remaining growth potential in the City as articulated in the General Plan Housing Element. In addition, this analysis of potential population and housing impacts considers whether population growth and residential development were previously assumed to occur in a particular area. Specifically, population and housing impacts were analyzed by comparing the proposed project with growth projections for the City from SCAG as well as the City’s General Plan Housing Element. SCAG

2015 population projections are used for this comparison since it is anticipated that construction would be fully completed, with the project operational by winter 2012/2013.

■ Thresholds of Significance

The following thresholds of significance are based on Appendix G of the 2008 CEQA Guidelines. For purposes of this EIR, implementation of the proposed project may have a significant adverse impact on population and housing if it would result in the following:

- Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure)
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere

■ Effects Not Found to Be Significant

Threshold	Would the project displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?
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The project site is currently developed with commercial uses and no housing exists on site. Therefore, implementation of the proposed project would not displace any existing housing or people, and no impact would occur. No further analysis is necessary.

■ Impacts and Mitigation Measures

Threshold	Would the project induce substantial population growth in the area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure)?
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Impact 4.10-1 Implementation of the proposed project would directly increase population growth; however, the population growth would not cause exceedance of current growth projections established by the City.

The proposed project is a mixed-use residential and commercial development that would consist of 440 residential (rental) units and up to 10,000 sf of retail uses. Dwelling units would consist of 151 studio units, 190 one-bedroom units, and 99 two-bedroom units (including 11 work/live units). Based on the average renter-occupied household size of 2.41 persons per unit for the City of Huntington Beach, the residential component of the project would most likely generate approximately 1,060 (440 x 2.41) residents. For purposes of comparison, based on the Applicant's experience with similar projects, the residential component of the project would most likely generate closer to 611 residents, which is based on an average household size of 1.1 persons per studio and loft units, 1.4 persons per one-bedroom unit, and 2.0 persons per two-bedroom unit.

Using SCAG population projections for 2015 (as shown in Table 4.10-1), the City's population is anticipated to increase by approximately 14,572 residents through buildout of the project.²⁸ The proposed project would account for approximately 7 percent of the anticipated growth in this timeframe, or approximately 0.49 percent of the City's projected 2015 population, assuming full occupancy. Again for comparison, based on similar projects in the past, the Applicant's projected population increase would account for approximately four percent of the anticipated growth through 2015, or approximately 0.28 percent of the total projected population. With a projected population increase of 1,060 persons, the project would represent only a 0.52 percent increase in population compared to current 2008 conditions. As shown in Table 4.10-1, SCAG predicts that the population and households would continue to increase from 2005 to 2030, and the project is consistent with this pattern.

As the proposed project site is currently designated for commercial uses, increased population on the site has not been anticipated in the General Plan. However, the City's Draft 2008–2014 Housing Element of the General Plan, which was recently adopted by City Council in June 2008, identifies the proposed project site as a residential inventory site. The project would provide needed housing to the City and the region, contributing to the City's progress towards meeting its RHNA numbers. More specifically, the proposed residential units would be provided at market rate and would be priced in the "Above Moderate" income group. Construction and occupancy of the proposed project is anticipated to be complete by winter 2012/2013. The existing RHNA numbers would be applicable to the project upon completion of construction and the project would contribute 440 units to the housing needs in the City. The provision of "Above Moderate" housing on site would not impede the ability of the City to meet the RHNA allocation for very low-, low-, and moderate-income housing.

The proposed project would include the affordable housing units consistent with City requirements. Presently, the Applicant's Affordable Housing Program is not complete although it is expected that at least some affordable units would be integrated with the market rate units on site. The Applicant would also have the option of building new off-site units or acquiring and rehabilitating existing units that would include covenants on the properties restricting them to affordable housing. The Applicant would work with City staff to deliver specific rent-restricted units to the market, rather than pay into a fund with no specific units specified.

However, regardless of where the affordable units would be located, the Applicant would be required to designate an equivalent of 10 percent of the total number of units as median-, low-, or very low-income units, as identified in the following City Requirement:

CR4.10-1 *The project shall comply with Title 23, Chapter 230, Section 230.26(B)(1) of the City Zoning Code and provide a minimum of ten percent of all new residential construction as affordable housing units.*

Past residential projects within the City of Huntington Beach have not reached the full size allowed under the General Plan for those sites.²⁹ Many of these projects have been developed to 70 percent of the total allowable size with the City not reaching its full population potential within the time frame previously anticipated. By way of example, the majority of the City's new housing growth in the last

²⁸ SCAG 2015 population (216,565) – DOF 2008 population (201,993) = 14,572

²⁹ Broeren, Mary Beth. City of Huntington Beach Planning Department. Phone Conversation. May 12, 2008.

10 years has occurred in the Holly Sea Cliff area. The total number of units built is 33 percent less than what could have been built at allowed densities. Similarly, recent developments along the coast, such as Waterfront Residential and Boardwalk/Mystic Point, have developed at densities that are 20 and 50 percent less than permitted respectively.³⁰ As a result, the City's actual population increase has been below those projected by SCAG as well as the populations projected by the Department of Finance. Therefore, the growth anticipated as part of the proposed project would fall well below the SCAG projections for population within the City of Huntington Beach. Because the potential population increase that could result from the proposed project would not result in growth as identified by the City's Housing Element or in SCAG projections that could not be accommodated, and because **CR4.10-1** would ensure compliance with City requirements for affordable housing and would contribute to the City meeting its RHNA allocation, this impact would be *less than significant*.

4.10.4 Cumulative Impacts

The proposed project would develop residential and neighborhood-serving commercial uses that would—in combination with cumulative development—increase population and housing opportunities in Huntington Beach and in neighboring cities, which would directly or indirectly induce growth in the City and County.

According to Table 3-4 (Cumulative Projects), the cumulative projects could result in an increase of approximately 7,645 to 7,820 new residential units. Approximately 144 units would be located in the City of Westminster while the remaining would be located in the City of Huntington Beach. The cumulative residential projects within the City of Huntington Beach could result in approximately 7,501 to 7,676 units. The Ripcurl project is included within the proposed Beach-Edinger Specific Plan boundary, which proposes the addition of up to 6,400 residential units. Therefore, these data reflect the inclusion of The Ripcurl project as part of the cumulative projects.

Because it is not known whether the other future residential units would be renter or owner-occupied, this cumulative analysis uses the City's existing overall pph of 2.65 for the increase in cumulative residential units excluding The Ripcurl project (compared to the project-specific pph of 2.41 because the units would be renter-occupied.) Therefore, the cumulative residential projects could result in approximately 19,772 to 20,235 new residents.³¹ This increase in cumulative population growth within Huntington Beach represents approximately 5,200 to 5,663 residents more than the total anticipated growth through 2015 (14,572 residents), assuming full occupancy of all projects. Because this substantial increase would exceed SCAG's 2015 projections, this is considered a significant cumulative impact.

The majority of this anticipated growth is the result of future development that could be accommodated under the Beach-Edinger Specific Plan. Presently, it is envisioned that growth under the Beach-Edinger Specific Plan would occur over a 15- to 20-year planning horizon; although at the time of preparation of

³⁰ Ibid

³¹ HB Cumulative Residential Units: (7,061 to 7,236 units) + 440 units from The Ripcurl = 7,501 to 7,676 units
HB Cumulative Population Increase: (7,061 to 7,236 units) x 2.65 pph = 18,712 to 19,175 persons (from the remaining cumulative projects excluding The Ripcurl); and 440 units x 2.41 = 1,060 persons (from The Ripcurl). TOTAL: (18,712 to 19,175) + 1,060 = 19,772 to 20,235 persons

this EIR, a specific time frame has not yet been identified. The accommodation of future growth within the City, as with growth throughout all of Southern California, will be determined through the availability of resources (e.g., water supply) as well as infrastructure capacity (e.g., traffic). Therefore, given these inherent limitations as well as the anticipated planning horizon of the Beach-Edinger Specific Plan, it is not likely that all cumulative development would be constructed by 2015.

Additionally, as discussed in the Negative Declaration prepared for the City's Draft 2008–2014 Housing Element of the General Plan, approximately 5,000 new units have been developed in Huntington Beach since 1990, which is well below the 18,500 units identified in the City's General Plan for buildout (Policy LU 2.1.4). Full buildout of the cumulative residential projects would increase the total number of units built since 1990 to between approximately 12,501 to 12,676 units.³² Therefore, full buildout of the cumulative residential units would still fall below the City's General Plan policy of limiting growth to 18,500 units.

Although full occupancy of all cumulative residential development would fall below the General Plan buildout numbers, the City's General Plan did not account for residential growth within the project site as well as the Beach-Edinger Corridor boundary as these projects require GPAs. Additionally, it is beyond the scope of this document to assume a buildout year beyond 2015 for all residential projects under the Beach-Edinger Corridor Study since a time frame has not yet been established for that project. Therefore, because full occupancy of all cumulative development could potentially occur by 2015, the overall residential population that could occur would substantially exceed the SCAG population projections.

The proposed project would, in combination with cumulative development, provide additional housing opportunities. This growth would serve the existing population and help to meet anticipated housing demand in the City and County. However, because all cumulative residential development would ultimately contribute to the substantial exceedance of SCAG population projections for the City for the 2015 timeframe, The Ripcurl project would have a considerable contribution to the cumulative impact. Therefore, this cumulative impact is considered *significant and unavoidable*.

4.10.5 References

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³² 7,501 to 7,676 cumulative units + 5,000 units built since 1990 = 12,501 to 12,676 units

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